

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18902 - PUBLIC HEARING - APPLICANT: PAWN PLUS - OWNER: CHRISTENSEN BROTHERS LLC - Request for a Special Use Permit FOR A PAWN SHOP AND A WAIVER TO ALLOW A 685 FOOT SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000 FOOT DISTANCE SEPARATION IS REQUIRED at 854 and 856 East Sahara Avenue (APN 162-03-801-108, 162-03-801-109 and 162-03-801-078), C-1 (Limited Commercial) Zone [C (Commercial) General Plan Designation], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

24

City Council Meeting

200

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letters by H. Rossetti-Busa and Lisa MacGregor
6. Submitted after final agenda – Map, protest petition and protest letters
7. Submitted at meeting – Abeyance request by Attorney Stanley Perry
8. Backup referenced from the 02-08-07 Planning Commission Meeting Item 29

Motion made by GARY REESE to Hold in Abeyance to 4/4/2007

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF: March 7, 2007

COUNCILMAN REESE read into the record a letter from ATTORNEY STANLEY PERRY requesting an abeyance for 30 days because of a protest petition that was submitted. COUNCILMAN REESE pointed out he always made a policy that he would allow at least one abeyance. MAYOR GOODMAN stated it would be appropriate to give those present the opportunity to give testimony or give them the choice to come back when this item will be considered.

ATTORNEY PERRY explained that a petition with 200 signatures was received. His belief is that most of the residents support this application. He has not had the opportunity to speak with those opposing the application as to their concerns; therefore, a 30-day continuance would be better.

WILLIAM F. NAPPI, owns a business at 810 East Sahara Avenue, stated he supports the City's redevelopment efforts. His concern is what will be sold at the pawn shop, such as firearms or pornography. He would fully support the application if the applicant has in writing that these items will not be sold.

TED RUSSELL, Las Vegas resident, stated there has been due diligence on the applicant's part and supports the application.

AARON MORRIS appeared on behalf of Tower of Jewels and asked for clarification about the abeyance request. MAYOR GOODMAN clarified that if the abeyance is not granted, a full hearing will be held. COUNCILMAN REESE reiterated he always allows at least one abeyance per application; therefore, he granted the request to allow for ATTORNEY PERRY to check the signatures on the petition.

DERALD GRAUBERGER, 1200 Cahlan Drive, Las Vegas resident, is employed by Trinity Christian School, expressed concern because of its vicinity to the proposed project. The petition was signed by parents and church members who feel the pawn shop is not appropriate because of its closeness to the school and church. He requested that the City Council take into consideration what is existing in the surrounding area and deny the application.

COUNCILMAN REESE pointed out that many people who signed the petition do not live in the area but have a vested interest in this neighborhood.

MAYOR GOODMAN declared the Public Hearing closed.